

Property Record Card



Parcel: **31-21-31-519-0000-0850**
 Property Address: **2726 SWEET MAGNOLIA PL OVIEDO, FL 32765**
 Owners: **FITZGERALD-BREWER, KELLY; BREWER, RICHARD**
 2026 Market Value \$295,489 Assessed Value \$295,489 Taxable Value \$295,489
 2025 Tax Bill \$4,150.06

The 3 Bed/2.5 Bath Townhome property is 1,502 SF and a lot size of 0.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	31-21-31-519-0000-0850
Property Address	2726 SWEET MAGNOLIA PL OVIEDO, FL 32765
Mailing Address	8994 SW 212TH LN CUTLER BAY, FL 33189-3858
Subdivision	CLAYTON CROSSING TOWNHOMES SECOND AMENDMENT
Tax District	01:County Tax District
DOR Use Code	0103:Townhome
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$215,489	\$223,389
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$80,000	\$80,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$295,489	\$303,389
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$295,489	\$303,389

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,150.06
Tax Bill Amount	\$4,150.06
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

FITZGERALD-BREWER, KELLY - Tenancy by Entirety
 BREWER, RICHARD - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 85
CLAYTON CROSSING TOWNHOMES SECOND
AMENDMENT
PB 74 PGS 54 - 59

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$295,489	\$0	\$295,489
Schools	\$295,489	\$0	\$295,489
FIRE	\$295,489	\$0	\$295,489
ROAD DISTRICT	\$295,489	\$0	\$295,489
SJWM(Saint Johns Water Management)	\$295,489	\$0	\$295,489

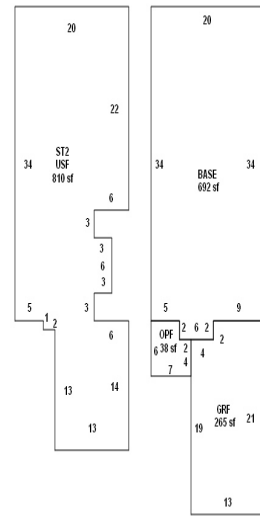
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/17/2025	\$335,000	10939/0423	Improved	Yes
WARRANTY DEED	6/29/2023	\$365,000	10466/0802	Improved	Yes
WARRANTY DEED	7/29/2020	\$255,900	09664/0721	Improved	Yes
WARRANTY DEED	7/26/2019	\$235,000	09407/0204	Improved	Yes
WARRANTY DEED	2/22/2019	\$231,000	09305/0291	Improved	Yes
WARRANTY DEED	6/1/2013	\$170,000	08071/0657	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2009	\$165,000	07307/0729	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$80,000/Lot	\$80,000	\$80,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2009
Bed	3
Bath	2.5
Fixtures	10
Base Area (ft ²)	692
Total Area (ft ²)	1805
Constuction	CB/STUCCO FINISH
Replacement Cost	\$228,031
Assessed	\$215,489



Sketch by Apex Media™

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	265
OPEN PORCH FINISHED	38
UPPER STORY FINISHED	810

Permits				
Permit #	Description	Value	CO Date	Permit Date
03462	2726 SWEET MAGNOLIA PL: REROOF RESIDENTIAL- [CLAYTON CROSSING TOWNHOME]	\$2,000		3/13/2026
05593	09/14/2009 01:23:04 PM Created by: Kim Permit Key 12009071005593 was added!	\$34,477	12/11/2009	7/10/2009

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	2009	1	\$0	\$0

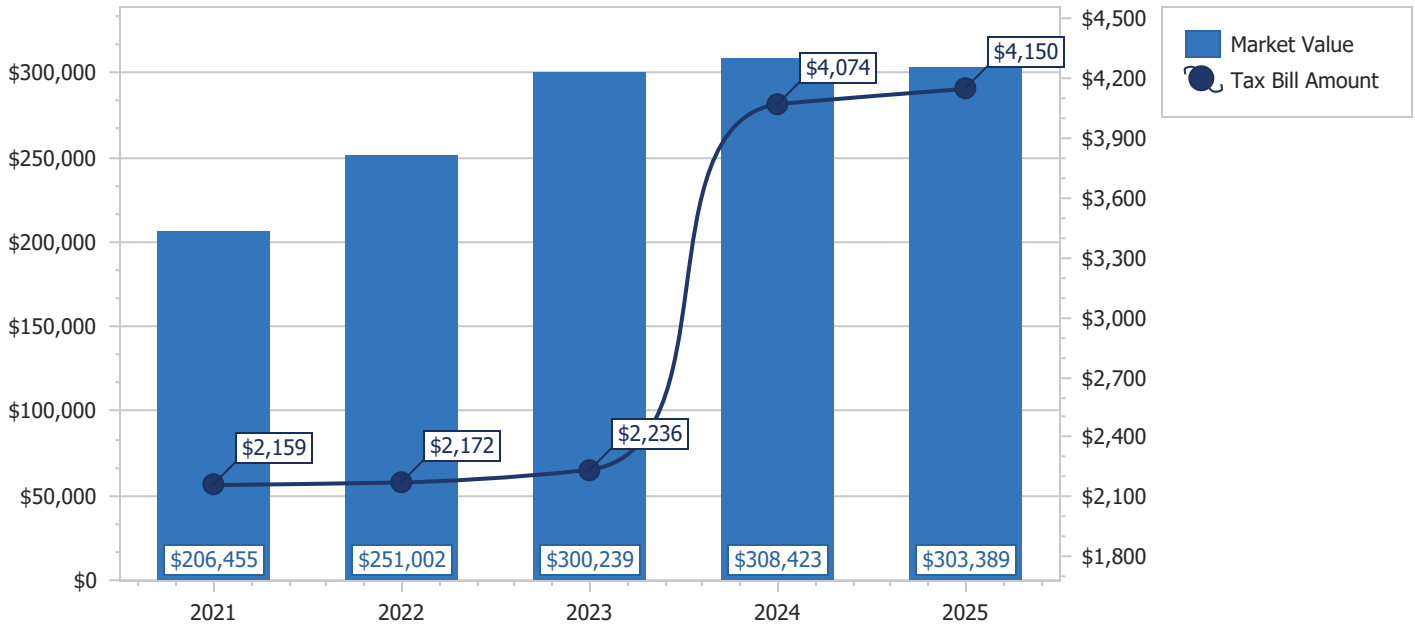
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser